

STRETTONS

31 St. John's Hill, London, SW11 1TT

Class E Retail / Leisure For Sale | Offers from £495,000 | 966 sq ft

020 8520 9911
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Virtual freehold, attractive investment opportunity, sold subject to a long lease with an inflation-beating income profile







- Virtual Freehold 999 years, from 2018
- Passing rent of £38,500 PAX agreed on a recent rent review
- The property is occupied by a growing retail operator, on a single lease, outside the Act for a term expiring September 2036
- Comprising ground floor retail and basement premises
- Peppercorn ground rent
- Located directly opposite the entrance to Clapham Junction rail station, the busiest interchange station in the UK.



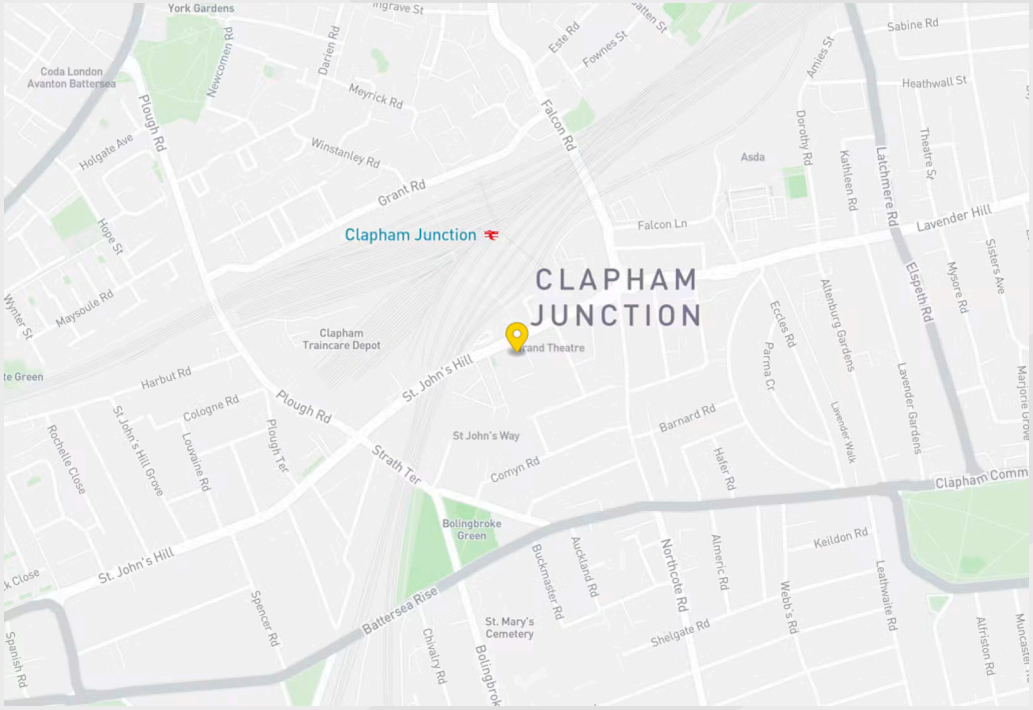
Description

A rarely available, long income-producing investment opportunity on St. John's Hill in the affluent Battersea area. The unit benefits from a prominent shopfront position opposite Clapham Junction Station, offering excellent visibility and branding. The premises comprises ground floor and basement commercial/retail space, let to a single growing multi-branch retailer (Clapton Craft) for a term of 15 years from September 2021. The lease was granted outside the Landlord & Tenant Act 1954 Part II and incorporates an uncapped RPI-linked rent review on the 10th anniversary, the current rent is £38,500 PAX, agreed recently on the first rent review. There are no break clauses. Clapton Craft has been trading since 2015 and currently occupies eight branches across London, supported by a strong local brand presence and an established operating history.

Location

The property is in a prime position on St John's Hill, in a vibrant mixed-use area with wealth of nearby retail, restaurants, and bars, also being close to Clapham Common. It is within walking distance of Clapham Junction Station, offering excellent connections to central London, Victoria, Waterloo and Gatwick Airport.





Accommodation / Availability

The accommodation comprises the following areas:

Unit	Building Type	Sq ft	Sq m	Availability
Ground	Class E Retail / Leisure	394	36.60	Let
Basement	Class E Retail / Leisure	572	53.14	Let
Total		**966**	**89.74**	

Tenure

Virtual freehold

EPC

D (98)

VAT

Applicable

Configuration

Upon enquiry

Contacts

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Further Information

View on Website

Floor Plans

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